

CHAPTER 2.0

EXECUTIVE SUMMARY

2.1 THE PROJECT

The proposed La Costa Town Square project involves the construction and operation of a mixed-use center that includes an approximately 284,400-square-foot community shopping center, two office buildings totaling approximately 55,000 square feet, 64 single-family detached residential units, and a future multifamily residential site to be developed at a later date with approximately 128 condominium homes. The project site encompasses approximately 83 acres.

The project site is located within Villages SE 13, SE 14, and a portion of SE 8 of the La Costa Master Plan. The La Costa Master Plan (MP 149), which consists of 2,399 acres, was adopted by the City of Carlsbad in 1972 and has been periodically amended since its original adoption. The adjacent Villages of La Costa Master Plan has recently processed a major Master Plan Amendment and is currently under development.

The project site is owned by the La Costa Town Square LLC and was annexed to the City of Carlsbad in 1972. The City's General Plan has designated the property for development with a commercial center, offices, and residential uses since the early 1970s. The La Costa Town Square is also included in the Habitat Conservation Plan/Ongoing Multi-Species Plan (HCP/OMSP) for Properties in the Southeast Quadrant of the City of Carlsbad, California, finalized in 1995. This document was created to provide for the conservation of sensitive wildlife and habitat in the context of a proposed large-scale development plan. The HCP/OMSP will be implemented by the project.

2.2 PROJECT CHARACTERISTICS

The La Costa Town Square project proposes the construction and operation of a mixed-use development containing retail, major supermarket, restaurants, gas stations, main street, community gathering space, offices, and single-family residential all integrated into a comprehensive pedestrian-friendly neighborhood. In addition, there is a future multifamily

parcel west of Rancho Santa Fe Road providing for the development of approximately 128 units. **Table 2.0-1** provides a description of each component of the proposed project.

**Table 2.0-1
Development Summary**

Proposed Use	Parcel Size (Acres)	Nonresidential Development (s.f.)	Number of Residential Units
Commercial Center	41.58	284,400	---
Offices	7.14	55,000	---
Single-Family Residential	24.39	---	64
Multifamily Residential	9.96	---	128 (approx.)

2.3 PROJECT LOCATION

The project site is located in the southeastern portion of Carlsbad in northern San Diego County, California. The project site is generally located north of La Costa Avenue and south of Rancho Santa Fe Road and the approximately 128 multifamily residential units are proposed to the north of Rancho Santa Fe Road. Regional access to the site is provided by Interstate 5 (I-5), located approximately 3.8 miles west of the site. The project site is bounded on the west by the former alignment of Rancho Santa Fe Road, to the south by La Costa Avenue, to the east by La Costa Avenue and an SDG&E utility easement, and to the north by the former alignment of Rancho Santa Fe Road and the new alignment for Rancho Santa Fe Road. **Figure 2.0-1** depicts the location of the project site in a regional and local context.

2.4 ENVIRONMENTAL IMPACTS

Pursuant to the CEQA Guidelines, the City of Carlsbad determined through an Initial Study that an EIR is required for the proposed project. The environmental issue areas identified for study in this EIR are:

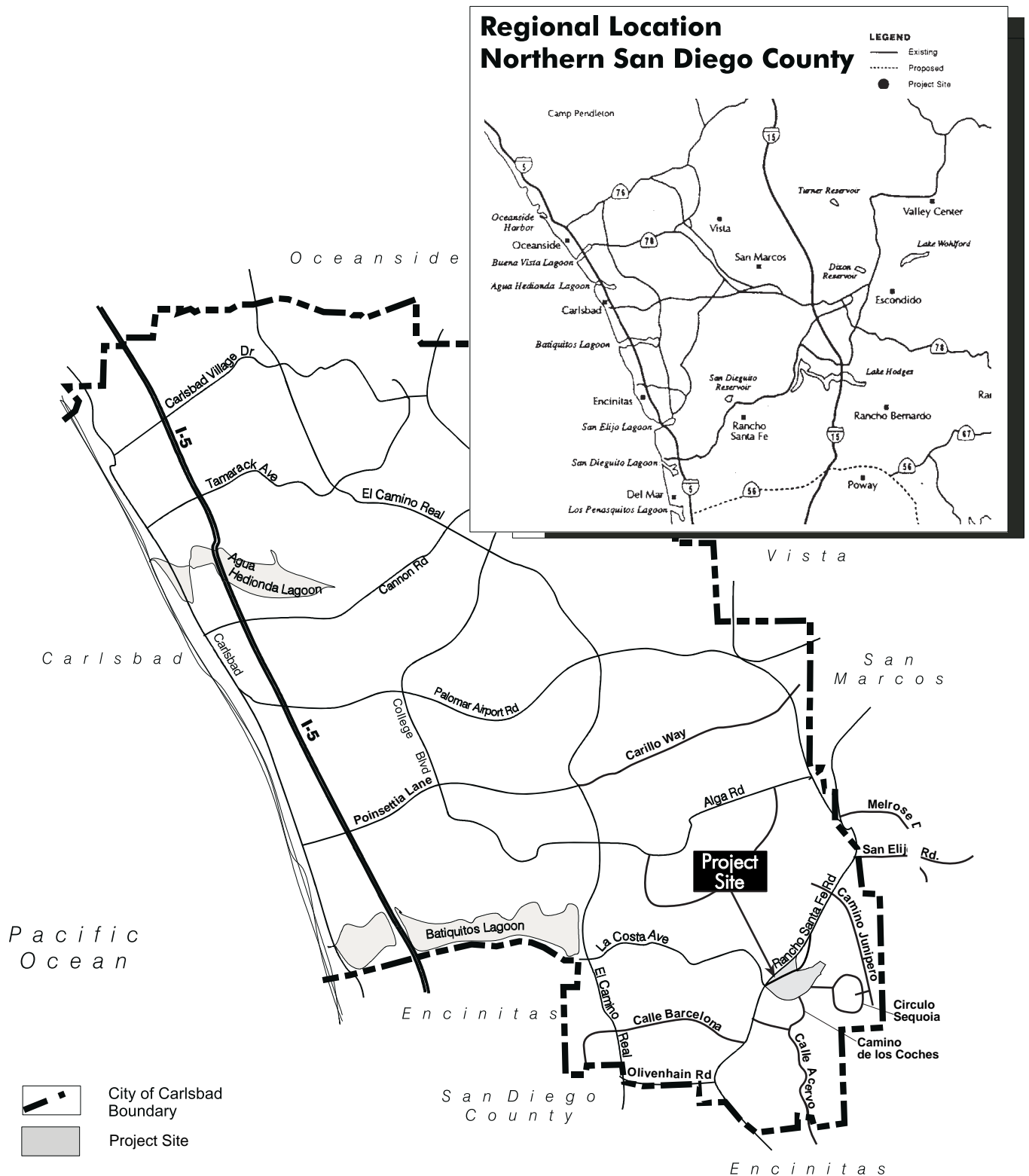


Figure 2.0-1
Regional Location and Local Vicinity

- Land Use and Planning
- Transportation/Circulation
- Air Quality
- Noise
- Paleontological Resources
- Biological Resources
- Hydrology/Water Quality
- Geology and Soils
- Hazards
- Visual Aesthetics/Grading
- Public Services and Utilities
- Climate Change

Cumulative impacts and impacts to climate change through the production of greenhouse gases are discussed in EIR Section 6.0 Analysis of Long-Term Effects.

Table 2.0-2 presents a summary of the environmental impacts of the proposed project, mitigation measures to reduce potentially significant impacts of the proposed project, and the level of significance of each impact after mitigation.

Based on the analysis and conclusions of this EIR, the City of Carlsbad finds that the project will result in significant and unmitigated project-specific and/or cumulative impacts to transportation/circulation, air quality, noise, and global climate change. If the City of Carlsbad chooses to approve the project, it must adopt a “Statement of Overriding Considerations” pursuant to sections 15093 and 15126(b) of the CEQA Guidelines.

Significant project-level impacts have also been identified for some transportation/circulation, air quality, noise, paleontological resources, biological resources, hydrology/water quality, geology and soils, and hazards impacts. Impacts to paleontological resources, biological resources, hydrology/water quality, geology and soils, and hazards impacts can be reduced to a level of less than significant. Impacts to transportation/circulation, air quality, noise, and global climate change would remain significant and unmitigated.

2.5 POTENTIAL AREAS OF CONTROVERSY

The CEQA Guidelines require potential areas of controversy to be identified in the Executive Summary. Concerns identified by those responding to the NOP (see Appendix A) include:

- Compliance with SDG&E Guidelines regarding grading for any encroachment to and in the transmission right-of-way.

- Compliance with the SANDAG Congestion Management Program guidelines.
- Cumulative impacts on biological resources.
- Impacts on listed and sensitive species and their habitats.
- Indirect project impacts on biological resources.
- Project-related onsite and offsite hydrology and water quality.
- Project impacts to cultural resources, and use of the State Historical Resource Commission's *Guidelines for the Curation of Archaeological Collections*.
- Compliance with Native American Heritage Commission guidelines for methods of consultation with local tribes for impacts to sacred cultural lands.
- Compliance with the Caltrans *Guide for the Preparation of Traffic Impacts Studies* dated 2001.
- Focus on bus stop alignment and other transit related improvements.
- Effect of outdoor lighting impacts on dark skies within surrounding communities.
- Noise impacts to surrounding communities due to increased traffic volumes or activity on the project site.
- Visual impacts to the surrounding communities.
- Compliance with the Leucadia Wastewater District Standard Specifications and other applicable ordinances and resolutions.
- Demand for water and energy resources.
- Use of recycling and design features to limit solid waste generation.
- Wide distribution of public noticing measures.

Areas of controversy identified by those who attended a public scoping meeting on the proposed project include:

- Traffic increase along Rancho Santa Fe Road.
- Visual impacts associated with nighttime lighting of the project site.

- Visual impacts associated with views of the project site from surrounding homes.
- Visual impacts associated with views of the project site from drivers along Rancho Santa Fe Road.

All comments to the NOPs and scoping meeting received have been reviewed and addressed in this Draft EIR.

2.6 ALTERNATIVES TO THE PROPOSED PROJECT

The alternatives analyzed in detail in Section 7.0 Alternatives of this EIR include:

- Alternative 1 – No Project: No Development
- Alternative 2 – No Project: (Existing General Plan, Existing Master Plan, and HCP)
- Alternative 3 – Biological Open Space (on Single-Family Residential Parcel)

Table 2.0-2
Environmental Impacts and Mitigation Measures

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
5.1 Land Use		
No significant impact to land use has been identified.	No mitigation measures are needed, as no significant impact associated with land use has been identified.	Not applicable.
5.2 Traffic/Circulation		
Implementation of the project would result in a significant impact at the intersection of Rancho Santa Fe Road and El Camino del Norte in the City of Encinitas.	T-1a. The project applicant will pay the project's fair share contribution for construction of a traffic signal at the intersection of Rancho Santa Fe Road/El Camino del Norte in Encinitas, if the City of Encinitas includes the traffic signal in its Capital Improvement Program or other adopted fee program. A traffic signal installation is currently estimated at \$200,000. OR T-1b. The project applicant will pay the project's fair share contribution for construction of a roundabout at the intersection of Rancho Santa Fe Road/El Camino del Norte in Encinitas, if the City of Encinitas includes the roundabout in its Capital Improvement Program or other adopted fee program. A	Until City of Encinitas approves one of the mitigation measures, impact remains significant and unmitigated.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	minimum diameter roundabout of 100 feet is typically estimated to cost three to four times the cost of a traffic signal.	
5.3 Air Quality		
Implementation of the project would result in a significant long-term air quality impact.	AQ-1. The following measures shall be implemented by the project applicant unless it can be demonstrated to the City of Carlsbad that the measures would not be feasible: <ul style="list-style-type: none"> • The applicant shall require the commercial development operator to operate, maintain and promote a ride-share program for employees of the various businesses. • The applicant shall include one or more secure bicycle parking areas within the property and encourage bicycle riding for both employees and customers. • The office buildings and community shopping center shall be designed to meet the 2008 Title 24 plus 20 percent energy-efficiency standards. • The applicant shall require that all materials handling equipment operated by the businesses within the facility be electric or use non-diesel engines. 	Significant and unmitigated.
5.4 Noise		
Implementation of the proposed project would result in a significant short-term impact associated with drilling noise.	N-1. During rock drilling, the construction contractor shall implement a portable sound attenuation barrier with a Sound Transmission Class rating of 15 or more along the northern portion of the project site. The sound attenuation barrier shall break the line-of-sight between the rock drill and the first-floor level of the single-family residence at the northern terminus of Sitio Lima adjacent to the project site. The sound attenuation barrier shall remain in place as long as rock drilling activity is occurring adjacent to the existing single-family residence. In addition, prior to initial drilling operations, the rock drill shall be certified to not generate noise levels in excess of 85 dBA at a distance of 50 feet while operated at high idle (maximum governed rpm) under full-load condition during the test.	Potentially significant and unmitigated at some residences.
Implementation of the proposed project would result in a significant impact associated with blasting noise.	N-2. All property owners within 250 feet of the blasting area shall be notified of the blasting activities (for noise and vibration impacts). This notification shall describe expected period and frequency that the blasting will occur and give	Potentially significant and unmitigated at some residences.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	a contact phone number for any questions or complaints. All complaints shall be responded to in a method deemed satisfactory to the Carlsbad Planning Director.	
Implementation of the proposed project would result in a significant impact associated with loading dock and delivery truck noise.	N-3. Minimum 12-foot-high sound walls shall be constructed by the applicant along the loading dock areas at Buildings 15, 18, and 21.	Less than significant.
Implementation of the proposed project would result in a significant impact associated with noise related to nighttime use of the outdoor gathering area.	N-4. The outdoor gathering area shall not be used for events between the hours of 10:00 p.m. to 7:00 a.m.	Less than significant.
Implementation of the proposed project would result in a significant impact associated with HVAC equipment exterior noise.	N-5. When mechanical equipment plans are prepared, the plans shall be evaluated for the buildings on Commercial Pads 15 through 18 and 21 to ensure that outdoor mechanical equipment noise would not exceed 60 dB CNEL at the proposed adjacent residences.	Less than significant.
Implementation of the proposed project would result in a significant impact associated with exterior and interior noise on-site.	N-6. A 5- to 8-foot-high noise barrier shall be constructed by the applicant at the top of the slope along a portion of Rancho Santa Fe Road. The materials used in the construction of the barrier are required to have a minimum surface density of 3.5 pounds per-square-foot and may consist of earthen berms, masonry material, tempered glass or a combination of these materials. The barrier shall not have any openings or cracks. An interior noise study will be required for second story units on Lots 34 thru 48.	Less than significant.
5.5 Paleontological Resources		
Based on the proven paleontological resource value of the Eocene-age sedimentary rocks, the mass excavation of the commercial portion of the project site has the potential to impact paleontological resources. This is considered a significant impact.	P-1. As a condition of the grading permit, the developer shall comply with all recommendations stated in the <i>Paleontological Resource Assessment</i> prepared to the project site by Thomas A. Deméré, Ph.D., Department of Paleontological Services, San Diego Natural History Museum (February 2001 and March 2007) including the following: <ul style="list-style-type: none"> Prior to initiation of construction activities the project developer shall retain a qualified paleontologist to carry out the mitigation program outlined here. A 	Less than significant.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	<p>qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.</p> <ul style="list-style-type: none"> • A qualified paleontologist shall be at the preconstruction meeting to consult with the grading and excavation contractors. • A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed deposits of high sensitivity formations (undifferentiated Friars/Delmar formations) to inspect exposures for contained fossils. The paleontological monitor need not be on-site during the original cutting of previously undisturbed deposits of zero sensitivity formations (Santiago Peak Volcanics). A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall work under the direction of a qualified paleontologist. • When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site. • Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged. • Prepared fossils, along with copies of all pertinent field notes, photos, and maps shall be deposited (as a donation) in a 	

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	<p>scientific institution with permanent paleontological collections such as the San Diego Natural History Museum. Donation of the fossils shall be accompanied by financial support for initial specimen storage.</p> <ul style="list-style-type: none"> A final summary report shall be completed and submitted to the Planning Department that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic sections(s) exposed, fossils collected, and significance of recovered fossils. <p>Compliance with this mitigation measure shall be verified by the City of Carlsbad Engineering Department.</p>	
5.6 Biological Resources		
Implementation of the project would result in a significant impact associated with the sensitive plant species on-site.	<p>B-1. Thread-leaved brodiaea, Orcutt's brodiaea, and San Diego thornmint are narrow endemic species under the Carlsbad HMP; thus additional species-specific mitigation is required prior to issuance of any grading permit for the project. Restoration of habitat for the brodiaea species shall be accomplished by the developer and to the satisfaction of the City of Carlsbad Planning Department, through the relocation of bulbs to suitable habitat for these species including the same soil type and microhabitat characteristics as the impacted populations. A suitable open space preserve located within the same geographic region and approved by the City of Carlsbad shall be acquired by the developer for the brodiaea relocation and for San Diego thornmint preservation. An open space acquisition and restoration plan shall be prepared prior to disturbance of these species and shall be submitted to and approved by the City of Carlsbad Planning Department. This plan shall detail the relocation procedures to be used along with a 5-year maintenance and monitoring program to ensure survival.</p>	Less than significant.
Implementation of the project would result in a significant impact associated with sensitive wildlife.	<p>B-2. Clearing and grading operations are prohibited within habitat where the coastal California gnatcatcher and Cooper's hawks or other native or migratory raptors may be nesting. This restriction shall occur from the</p>	Less than significant.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	January 15 beginning of the Cooper's hawks or other native or migratory raptors breeding season through the July 31 end of the coastal California gnatcatcher breeding season. Clearing may occur during this time frame if no active nests are detected or it has been established that the young have become independent of the nest. A preconstruction clearance survey shall be conducted by a qualified biologist prior to January 15 to make this determination. In addition, removal of any trees occupied by an active raptor nest must be avoided until after the nesting season (July 15). A 200-foot buffer surrounding any active raptor nest shall also be established where no clearing activities shall be allowed until the nesting season is completed (City of Carlsbad 1995a). This measure shall be placed as a condition on the grading permit.	
Implementation of the project would result in a significant impact associated with wetland and nonwetland jurisdictional waters on site.	B-3. Both creation and restoration/enhancement actions are required by this mitigation measure. Impacts to the ephemeral drainages will be mitigated at a 1:1 ratio for a total of 0.26 acre. Impacts to the riparian scrub/seep shall be mitigated at a ratio of 3:1 for a total of 0.63 acre. Prior to issuance of a grading plan or other disturbance to the riparian scrub/seep, a restoration plan shall be prepared by the developer and approved by the City of Carlsbad Planning Department prior to disturbance (including grading) of the drainage or basin areas. The plan shall include mitigation for impacts to waters of the U.S. These mitigated areas may be satisfied by contribution to an approved mitigation site, where impacts to state or federal jurisdictional waters (as defined) are mitigated in an ACOE, CDFG, or RWQCB mitigation bank.	Less than significant.
The project would result in a significant indirect project-related impacts associated with the surrounding biological resources.	<p>B-4. During construction, trash that could attract scavengers that could prey on sensitive wildlife must be maintained and kept to a minimum. Trash containers with animal-resistant lids must be provided on the site during construction. This measure shall be incorporated into the project.</p> <p>B-5. The developer shall provide all project homebuyers a list of invasive plant species</p>	Less than significant.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	<p>(Cal EPPC List: Exotic Pest Plants of Greatest Ecological Concern in California, October 1999 by the California Exotic Pest Plant Council (Cal EPPC)) that should not be used in landscaping. Additionally, these species shall be identified in the Covenants, Conditions, and Restrictions (CC&Rs) of the homeowners association as plants to be avoided in landscaping. Developer shall establish a homeowner's association and corresponding CC&Rs. Said CC&Rs shall be submitted to and approved by the Planning Director prior to final map approval. Prior to issuance of a building permit, the Developer shall provide the Planning Department with a recorded copy of the official CC&Rs that have been approved by the California Department of Real Estate and the Planning Director.</p> <p>B-6. The homeowners, homeowner associations, and the public shall be informed of ways to avoid impacts to the conserved resources through a public information program developed in cooperation with the City. The program shall include:</p> <ul style="list-style-type: none"> • Public information brochure that describes the natural resources and prohibited activities within conserved habitat; and • Landscaping and fuel break planning brochure for homeowners and homeowner associations adjacent to conserved habitat. 	
5.7 Hydrology/Water Quality		
Implementation of the project will result in significant impacts to on-or off-site erosion or siltation.	<p>WQ-1. Prior to issuance of a grading permit, the developer shall prepare and submit for review and approval of the Carlsbad City Engineer, a Storm Water Pollution Prevention Program (SWPPP) to demonstrate that pollutants will be controlled through compliance with the City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), General Construction Stormwater Permit (Order No. 99-08, NPDES CAS000002), and the General Municipal Stormwater Permit (Order R9-2007-0001, NPDES CAS0108758). The applicant shall be responsible for monitoring and maintaining the BMP erosion control measures</p>	Less than significant.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	<p>identified below on a weekly basis in accordance with the City's grading and erosion control requirements (Municipal Code Section 15.16. et seq.). The locations of all erosion control devices shall be noted on the grading plans. BMPs that shall be installed include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Silt fence, fiber rolls, or gravel bag berms • Check dams • Street sweeping and vacuuming • Storm drain inlet protection • Stabilized construction entrance/exit • Hydroseed, soil binders, or straw mulch • Containment of material delivery and storage areas • Stockpile management • Spill prevention and control • Waste management for solid, liquid, hazardous, and sanitary waste-contaminated soil • Concrete waste management <p>WQ-2a. Prior to issuance of permits or approvals for any public or private right-of-way improvements or site development plans, the developer shall prepare and submit for review and approval of the Carlsbad City Engineer, improvement plans that demonstrate that pollutants will be controlled through compliance with the City of Carlsbad SUSMP and Stormwater Management Program (SWMP). Approval of such plans shall be subject to a determination by the Carlsbad City Engineer that the proposed project has incorporated the post-development water quality pollution control site design BMPs, source control BMPs, and structural treatment control BMPs identified below into the project design to the maximum extent practicable:</p> <ul style="list-style-type: none"> • Street sweeping • Inlet basin labeling • Filtering bioretention units • Pervious pavement • Vegetated swales • Detention/infiltration basins 	

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> Covered trash enclosures <p>WQ-2b. Project shall be required to show that it complies with the applicable hydromodification provisions of Order R9-2007-0001 and is designed so that post-project runoff flow rates and directions do not exceed pre-project runoff flow rates and directions for applicable design storms.</p>	
Implementation of the project may result in a significant impact associated with water quality.	<p>WQ-3. In conjunction with the sale, rental or lease of a residence or business property, all prospective owners and tenants shall be notified in writing through Covenants, Conditions, and Restrictions (CC&Rs) that they shall:</p> <ol style="list-style-type: none"> Establish or work with established disposal programs for the removal and proper disposal of toxic and hazardous waste products. Not discharge or cause to be discharged any toxic chemicals or hydrocarbon compounds, such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives and other such fluids, into any public or private street or into any storm drain or storm drain conveyance. Use and/or dispose of all pesticides, fungicides, herbicides, insecticides, fertilizers, and other such chemical treatments in accordance with federal, State, County, and City requirements as prescribed on their respective containers. Employ BMPs to eliminate or reduce surface pollutants when planning any changes to the landscaping and/or surface improvements. <p>Developer shall establish a homeowner's association and corresponding CC&Rs. Said CC&Rs shall be submitted to and approved by the Planning Director prior to final map approval. Prior to issuance of a building permit, the Developer shall provide the Planning Department with a recorded copy of the official CC&Rs that have been approved by the California Department of Real Estate and the Planning Director.</p>	Less than significant.

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
Implementation of the project may result in a significant impact associated with listed impaired water bodies.	See Mitigation Measures WQ-2a, -2b, and -3 listed above	Less than significant
5.8 Geology and Soils		
Implementation of the project may result in a significant impact associated with seismic-related hazards.	GS-1. Prior to issuance of a grading permit, a final geotechnical report that addresses site-specific geotechnical considerations shall be submitted to the City Engineer for approval. The final geotechnical report shall update the recommendations provided in the <i>Compilation of Reports for La Costa Town Square</i> (Southern California Soil & Testing, Inc. 2007 and 2009) preliminary geotechnical report for this project. These recommendations shall address engineering measures for project-specific site conditions which minimize seismic-related impacts, erosion and loss of topsoil, unstable geologic units, or expansive soils. The project construction and maintenance will comply with the recommendations of the final report and any modifications proposed by the City Engineer.	Less than significant
Implementation of the project may result in a significant impact associated with erosion and loss of topsoil.	See Mitigation Measure GS-1 listed above.	Less than significant
Implementation of the project may result in a significant impact associated with unstable geologic units.	See Mitigation Measure GS-1 listed above.	Less than significant
Implementation of the project may result in a significant impact associated with expansive soil.	See Mitigation Measure GS-1 listed above.	Less than significant
5.9 Hazards		
Implementation of the project may result in a significant impact associated with dam failure flooding.	H-1. All portions of the development within the Dam Inundation Area of the existing Stanley A. Mahr Reservoir shall receive notification as part of the standard ownership disclosure package and Covenants, Conditions, and Restrictions (CC&Rs) that their property is inside the Stanley A. Mahr Reservoir dam inundation area, and is subject to flooding, resulting in the potential loss of property, in the event of dam failure.	Less than significant

Potential Impacts	Mitigation Measures	Level of Significance after Mitigation
	Developer shall establish a homeowner's association and corresponding CC&Rs. Said CC&Rs shall be submitted to and approved by the Planning Director prior to final map approval. Prior to issuance of a building permit, the Developer shall provide the Planning Department with a recorded copy of the official CC&Rs that have been approved by the California Department of Real Estate and the Planning Director.	
5.10 Visual Aesthetics/Grading		
No significant impact to visual aesthetics and grading has been identified.	No mitigation measures are needed, as no significant impact associated with visual aesthetics and grading has been identified.	Not applicable
5.11 Public Services and Utilities		
No significant impact to public services and utilities has been identified.	No mitigation measures are needed, as no significant impact associated with public services and utilities has been identified.	Not applicable